

TOWN OF PORT WASHINGTON
OFFICE OF THE CLERK
Official Minutes

Of the regular meeting of the Town of Port Washington Plan Commission was held on
Wednesday, May 12, 2021 at 7:30 p.m. at the
Town Hall, 3715 Highland Drive, Port Washington, WI.

1. Roll Call & Pledge of Allegiance

Present: Mike Didier, Gary Schlenvogt, Greg Welton, Dale Noll, Chuck Baranek, Ed Potokar, Rick Fellenz, Christy DeMaster, Heather Krueger- Clerk

Absent: Randy Noll

Residents present: 5, Members of the Press: 0

2. Approval of April Plan Commission minutes. Motion to approve April Plan Commission minutes made by Schlenvogt, second by Dale Noll. Motion passed unanimously.

3. Public Comments. Mauricio Bonilha, 230 N Sweetwater Blvd is interested in purchasing 1 acre from Steve Boyea, Stevlin's Hardware. He would like to build a shed for his electrical business. Per Didier, it is zoned B-1, and he could apply for a land division. He would have to contact the state regarding access to the parcel, as its on State Highway 33.

4. Old Business. Per Krueger, the Town of Port Washington Comprehensive Plan is on the website. There is also a copy at the town hall, and if anyone has any questions or comments before the public hearing they should contact the clerk or Chairman. To date, no public comments have been submitted.

5. Town Chairman's report. None.

6. Town Zoning Administrators report. None.

7. Town Planning and Engineering report. DeMaster spoke to Joe Kaja, 2390 Hillcrest Dr., is interested in purchasing 3 acres from P Didier and then splitting the lots into two parcels. Seth Omernick contacted the County regarding driveway access on County Road KW for additional lots, but he has not submitted any applications to the Town yet.

8. Second consideration of a Conditional Use Permit for Matthew Gaulke, 3185 Green Bay Road, for an existing nonconforming residential use and home industry as a conditional use in the A-1 Exclusive Agriculture zoning district and construction of a nonfarm accessory structure more than 1,200 square feet. Per Didier, a public hearing was held, and there were no public comments, residents do not generally care if there is an outbuilding unless its in a subdivision. DeMaster modified the report to include a 1-foot soffit overhang. Baranek commented that with the price of building materials, what will happen to the CUP if the building is not complete in the 2-year term? Didier said it would still be reviewed, and recommendations made at that time if necessary. **Motion made by Didier to approve the Conditional Use Permit with no additional conditions and that the building will be built parallel to Green Bay Road, second by Schlenvogt. Motion passed unanimously.**

9. Discussion regarding outside storage on 1.66-acre parcel 07-016-15-013.00, Highland Lane, Macks Storage, Steve Jentges owner. Per Didier, Jentges would like to put up a fence around the perimeter of the property, add aggregate and rent out spaces for outside storage. Non-structure uses can be good for this area, as its not permanent and can be specific to the land. If it doesn't work, its easy to stop the use. DeMaster recommends a Temporary Use Permit, and the Plan Commission

can have him list what can be stored, hours of operation and any other limits or restrictions to the permit, and that it can be rescinded at any time.

[Welton recuses himself from the board]

10. Second consideration of a Certified Survey Map for Lange Estates Phase 3 project, Karen Welton Properties LLC applicant for parcel 07-030-07-009.00. Per Welton, the surveyor is redoing the area., the wetland and shoreland zoning has been approved by the State. Per DeMaster, there has been nothing new submitted at this point, we should be ready to move forward next month. Mike Weiland, 3170 Somers Ln, is concerned about the new lots and stormwater. He does not want any additional issues. Welton addressed his concerns directly.

11. Discussion and possible action on road construction standards for cul-de-sac on Sommers Lane. Per Welton this has been a private road for 20 years and the cul-de-sac has been maintained without issue. Its holding up well, being maintained and no problems are anticipated. There will be a Homeowners Association with these lots and the cul-de-sac will be maintained by this association. Didier is concerned that in 20 years the HOA will no longer be available and the town will be responsible for maintaining the middle of the cul-de-sac green space. Because it is a town road, any issues will be brought before the town to have repaired or replaced. It needs to be in writing who will be responsible and that it is not the towns responsibility to maintain the middle of the cul-de-sac.

[Welton rejoins the board]

12. Adjourn. Motion made by Didier to adjourn May Plan Commission meeting, second by Noll.

Heather Krueger, Clerk